



MEMORANDUM **Planning Division – CC Memo No. 16-062**

DATE: JUNE 23, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KA*

FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*

SUBJECT: DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME
 Introduction and Tentative Adoption of Ordinance No. 4708

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for site layout and building design for one single-family residential home

Location: 900 W. San Marcos Drive, east of Alma School Road and north of Frye Road

Applicant: Stacey Chuck

Project info: Approximately one-half acre lot, one-story custom single-family home, 3,467 livable square feet

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning, Preliminary Development Plan (PDP), and Preliminary Plat subject to conditions.

BACKGROUND

The subject property is located within the San Marcos Fairways single-family development and zoned Agricultural District (AG-1). The property is bounded on the north by the San Marcos Golf Course and single-family residential homes to the west, east, and south.

The request is to rezone from AG-1 to Planned Area Development (PAD) for a custom single-family home with Preliminary Development Plan (PDP) for site layout and building design on approximately one-half acre. The PAD zoning with PDP for site layout and building design allows the parcel to develop with building setbacks consistent with the adjacent custom home lots. The parcel's current AG-1 zoning requires minimum building setbacks intended for rural agrarian use with a front yard of 20 feet, rear yard of 40 feet, side yards of 30 feet each, and a maximum lot coverage of 40%. The request is to allow building setbacks with a front yard of 20 feet, rear yard of 10 feet, side yards of 5 feet and 10 feet, and a maximum lot coverage of 45%.

The home is approximately 3,467 livable square feet with a four-car garage and a rear yard covered patio. The home is a one-story Santa Barbara Style design with a tile roof, white stucco, dark wood trim, window shutters, and varied window sizes. The home includes varied rooflines and wall planes. The property is within a homeowners association (HOA) and subject to the HOA's architectural review and approval.

DISCUSSION

Planning Staff finds the proposed rezoning for a single-family residential use and PDP for building setbacks, maximum lot coverage, and building design to be compatible with the adjacent custom home lot's site layout and architectural design.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 12, 2016. Two area property owners attended to meet the applicant and review the proposal.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant and kept on file in the City of Chandler Planning Division, in File No. DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, modified by such conditions included at the time the Exhibits were approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-

ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant and kept on file in the City of Chandler Planning Division, in File No. DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, modified by such conditions included at the time the Exhibits were approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Perimeter walls shall be designed to be compatible with adjacent walls.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4708 approving DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning Commission and Planning Staff.

CC Memo No. 16-062

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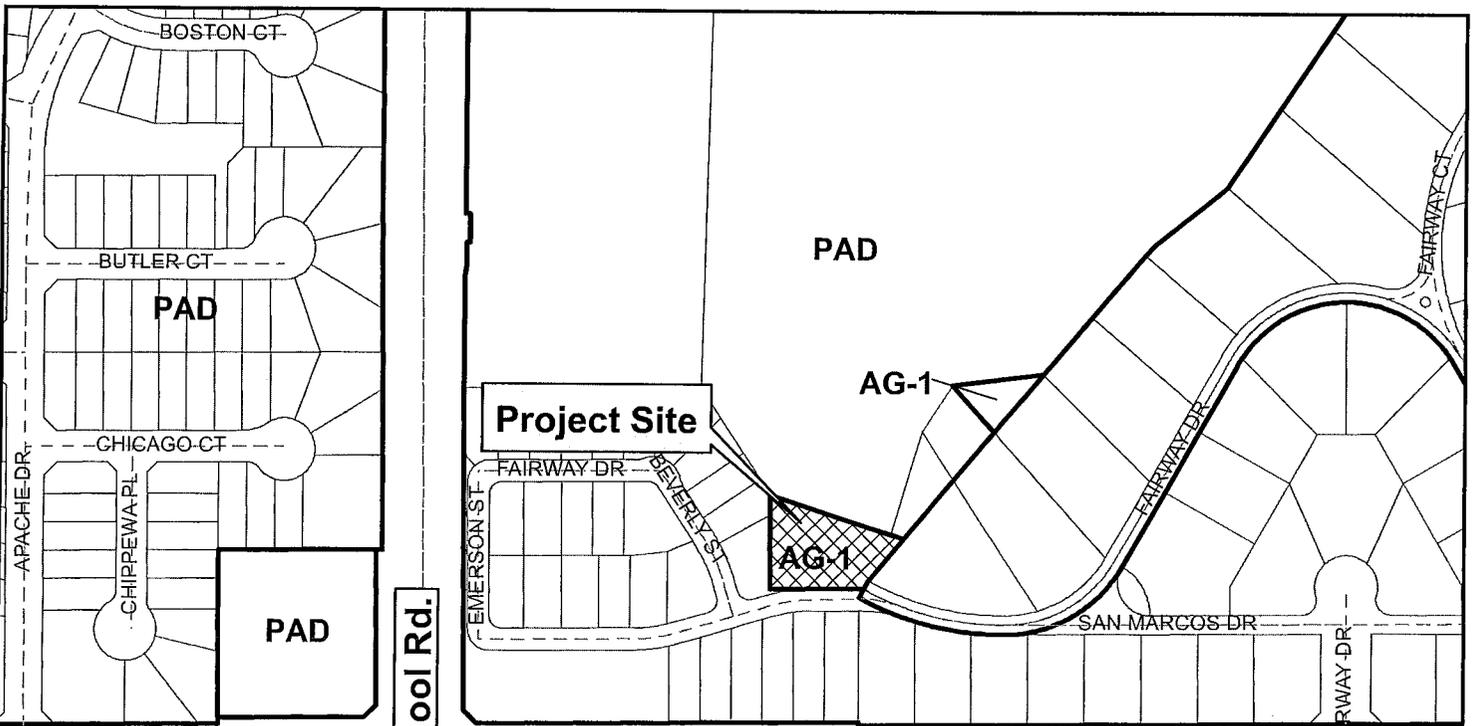
June 23, 2016

Preliminary Development Plan

Move City Council approve Preliminary Development Plan DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME for a custom single-family residential home, subject to the conditions as recommended by Planning Commission and Planning Staff.

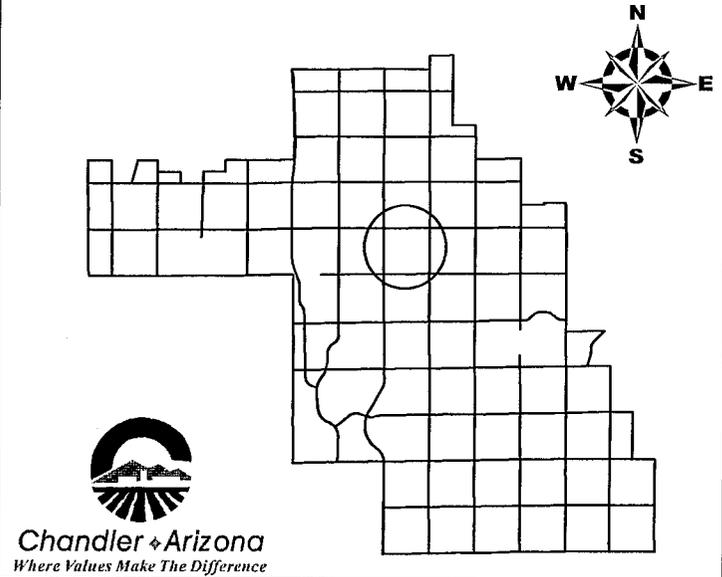
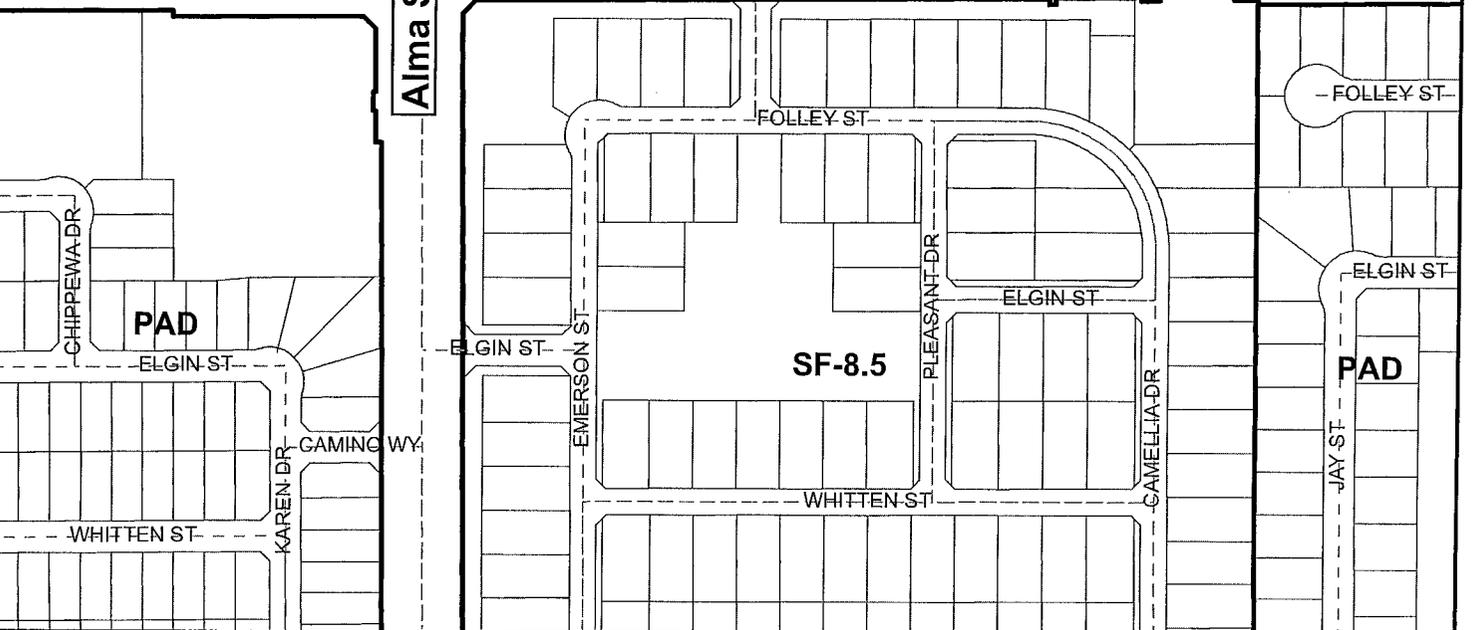
Attachments

1. Vicinity Maps
2. Exhibit A, Narrative
3. Exhibit B, Site Plan/Plot Plan
4. Exhibit C, Building Elevations
5. Exhibit D, Floor Plan
6. Ordinance No. 4708



Alma School Rd.

Frye Rd.



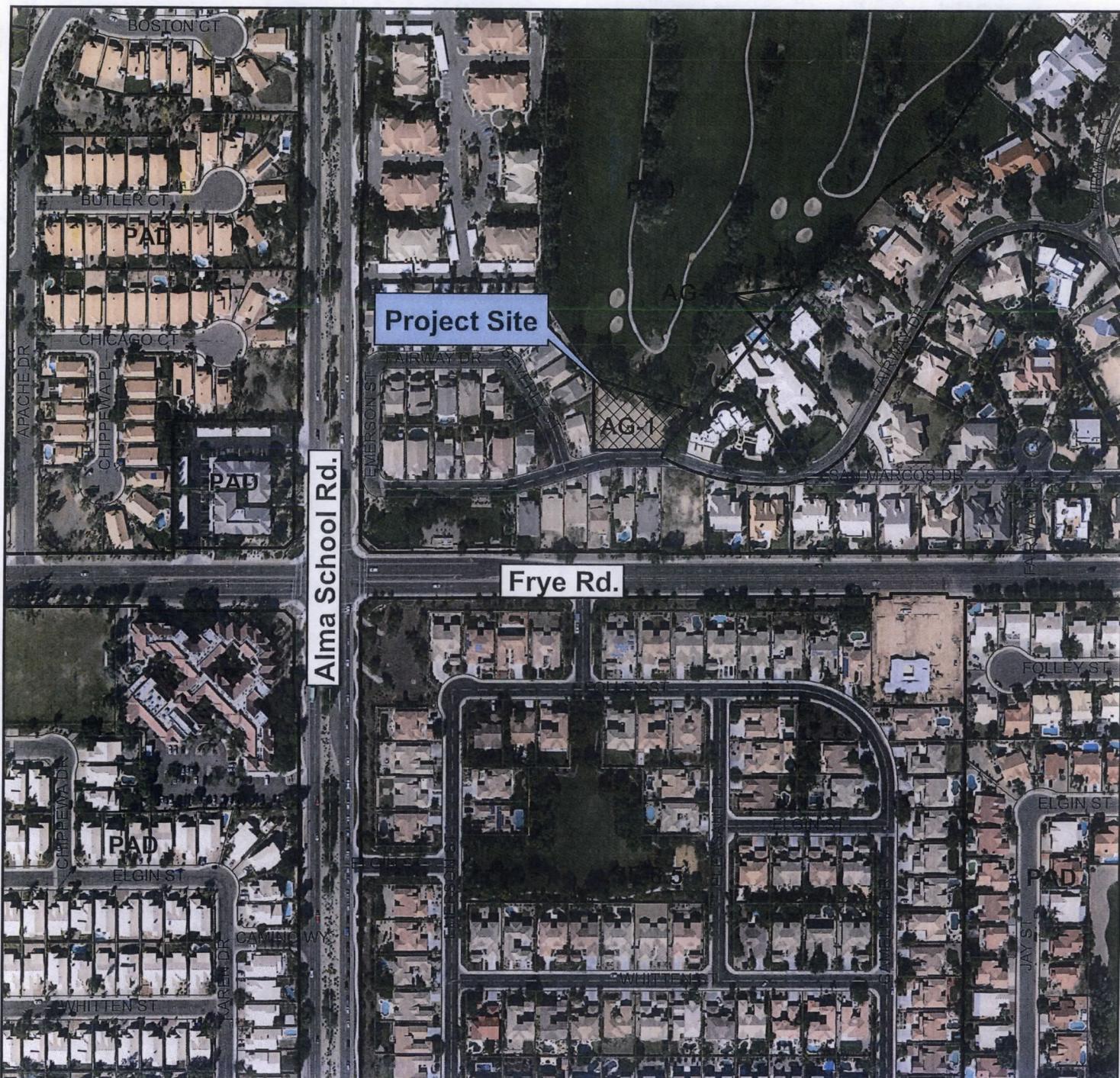
Vicinity Map



DVR16-0002

San Marcos Drive Custom Home



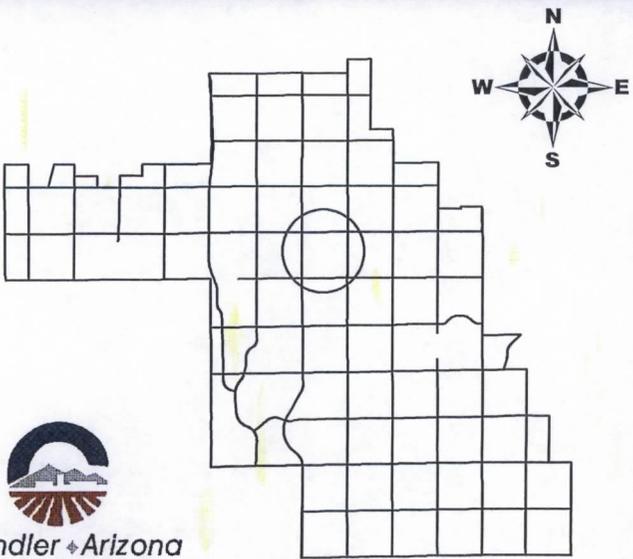


Alma School Rd.

Frye Rd.

Project Site

Vicinity Map



DVR16-0002

San Marcos Drive Custom Home



April 11, 2016

Narrative

The Chuck Family Home

I, Stacey Chuck, am proposing to build a custom single family home on a .56 acre property located at Lot 43, 900 West San Marcos Drive. Nearest crossroads Alma School Rd. and Frye Rd. (Application #DVR16-0002).

The purpose of this proposal is to rezone said property from AG 1 to PAD land use to allow construction of one single family home in compliance with San Marcos Country Club Estates Home Owners Association.

The home will be single story slab with a 4-car garage, Santa Barbara style with a tile roof. White stucco with dark wood trim. With a 20 foot minimum front set back, 5 foot minimum west yard setback, 10 ft minimum east yard setback and 10 foot set back on rear yard.

Rear fence designed in accordance with San Marcos Country Club Estates HOA guidelines.

Drainage will be addressed when site plans are finalized and submitted to the city for building permits.

The proposed home will be approximately 3,467 livable sq. ft. and 1,182 sq. ft for the garage and approximately 778 of total patio space. The plan will not exceed 45% of maximum allowed under roof. Access to the home will be from West San Marcos Drive as proposed on preliminary plan.

The lot size is approximately 24,567.84 square ft. which is comparable to other homes in the area.

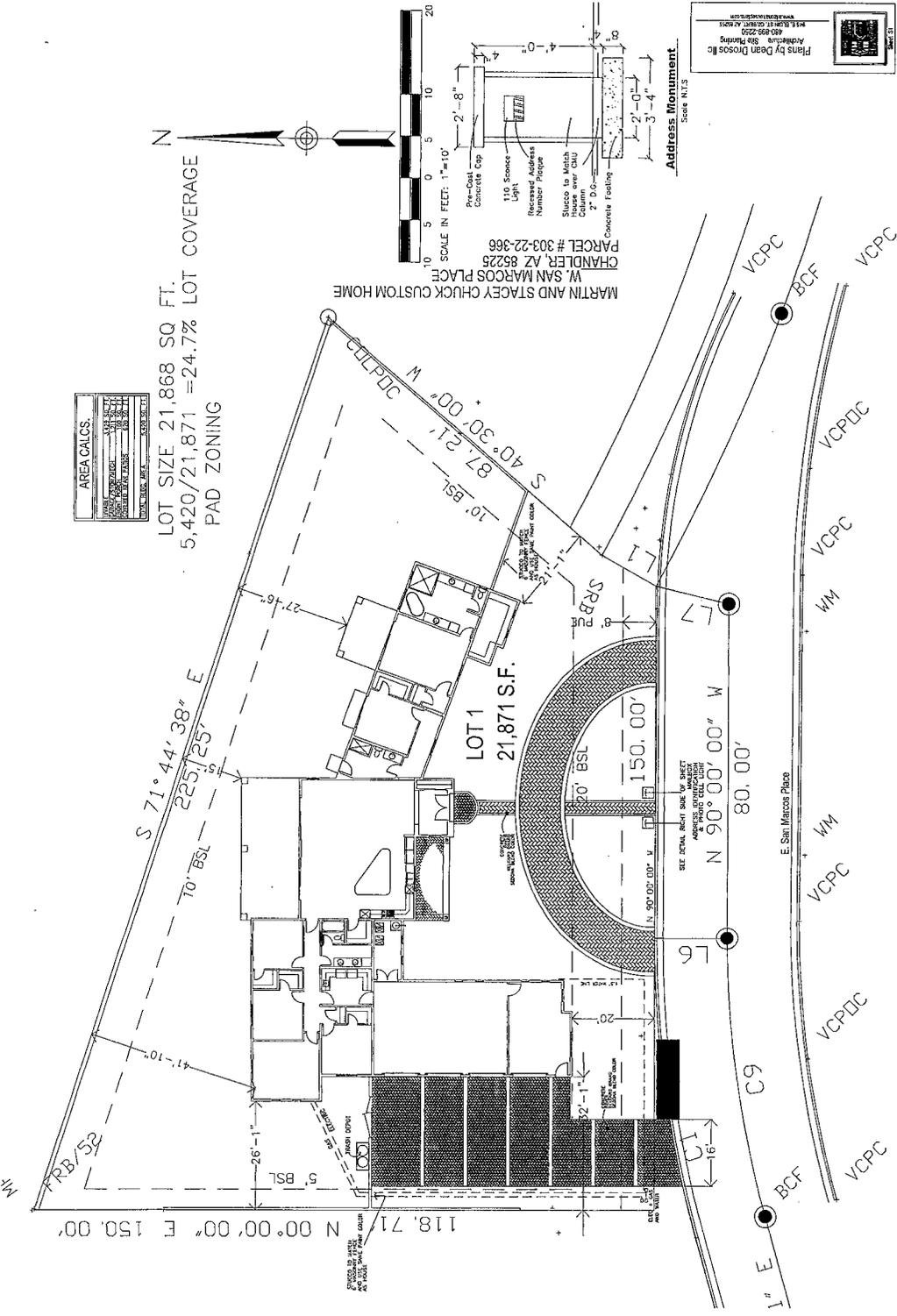
We request the same permitted uses as our neighbors as our lot is on one of the last in the community to to be built on. This is in keeping with the surrounding land use.

In closing I look forward to building our home in Chandler. Should any questions arise in the future feel free to contact me directly on my cell phone at 480-823-8336 or email me at staceychuck@gmail.com.

Sincerely,

Stacey Chuck

Exhibit A
Narrative
4-11-16



AREA CALCS.

AREA	21,871
PERCENT COVERED	24.7%
PERCENT UNCOVERED	75.3%

LOT SIZE 21,868 SQ. FT.
 5,420/21,871 = 24.7% LOT COVERAGE
 PAD ZONING

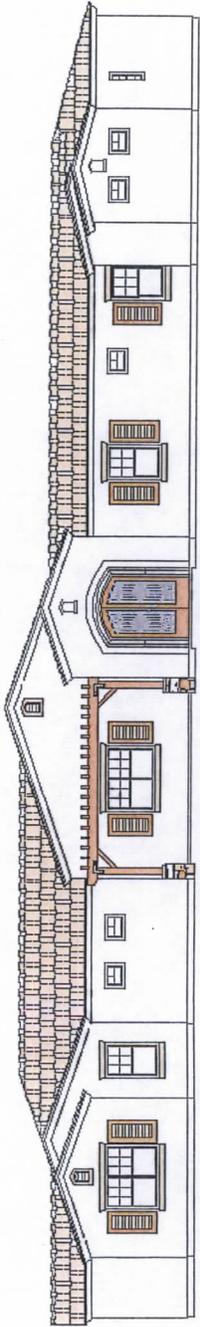
MARTIN AND STACEY CHUCK CUSTOM HOME
 W. SAN MARCOS PLACE
 CHANDLER, AZ 85228
 PARCEL # 303-22-366

Address Monument
 Scale 1/2"=1'

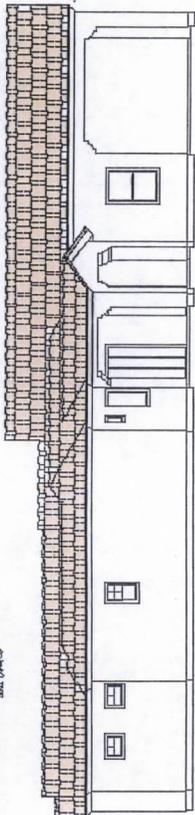
Plans by Dean Drosos Inc
 Architecture & Planning
 480 999 2250
 1411 North Central Expressway
 Phoenix, Arizona 85013

Site Plan / Plot Plan
 DVR 16-0002
 4-11-16

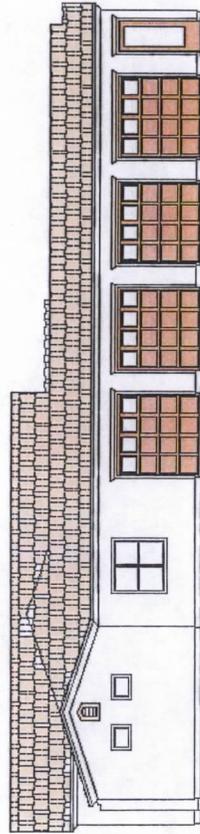
Exhibit B



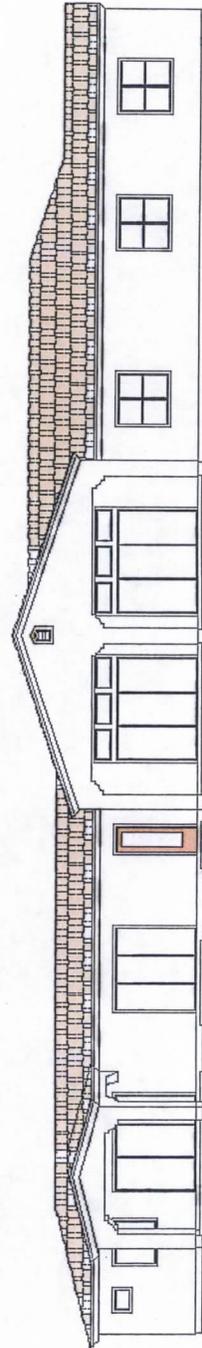
FRONT ELEVATION
SEE PLAN



RIGHT ELEVATION
SEE PLAN



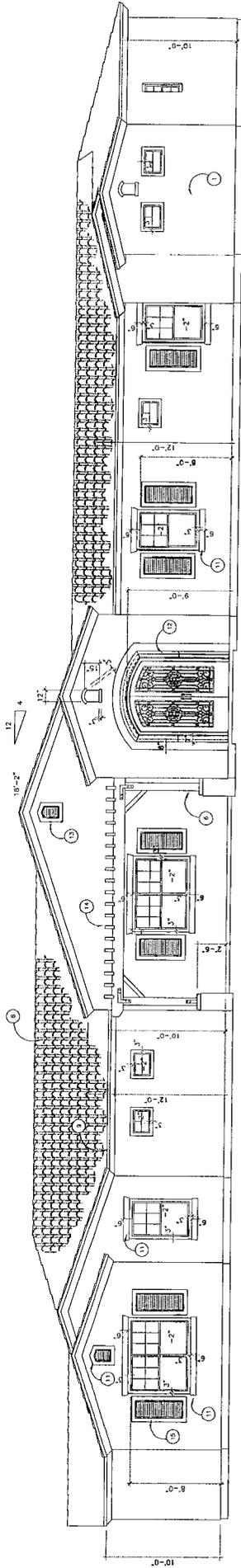
LEFT ELEVATION
SEE PLAN



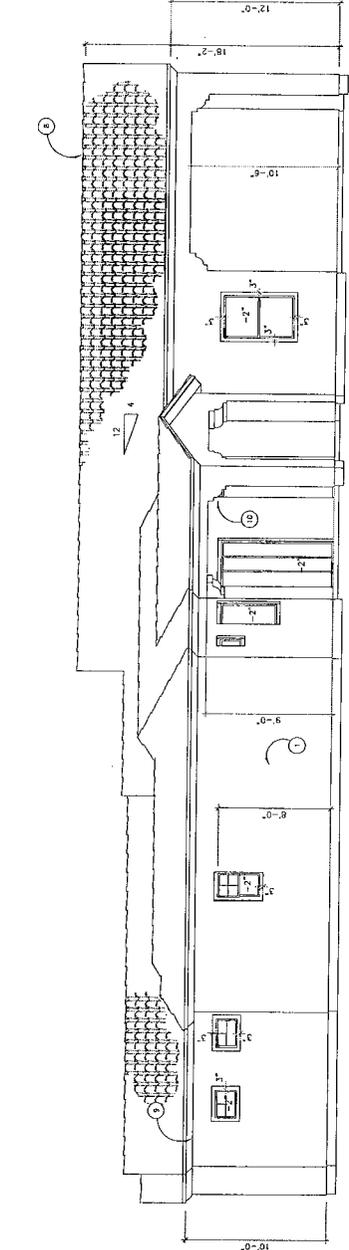
REAR ELEVATION
SEE PLAN

colored
Building Elevations
DVR 16-0002
4-11-16

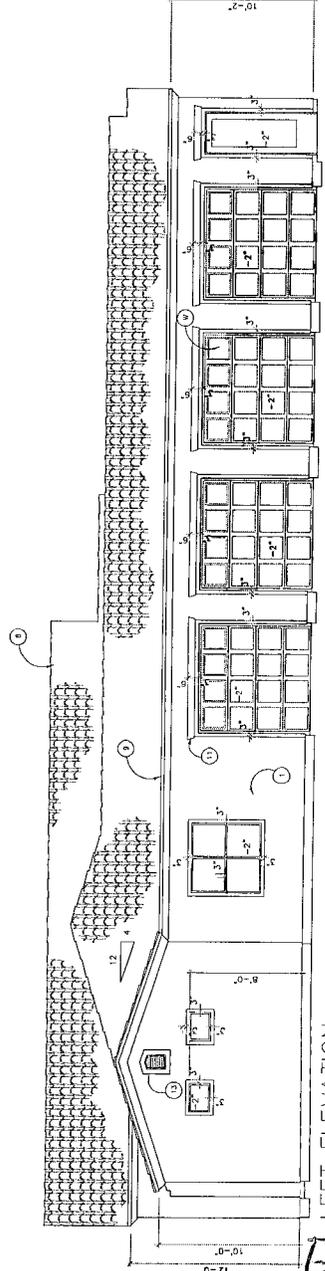
Exhibit C
p. 1 of 2



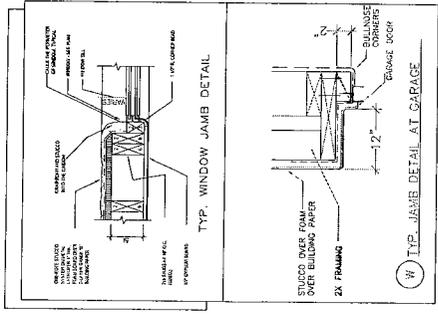
FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

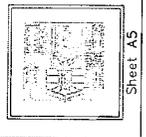


LEFT ELEVATION
SCALE 1/4"=1'-0"



- ELEVATION/BUILDING SECTION KEYNOTES:
- 1) STUCCO SHALL BE STUCCO OF THE TYPE AND BRAND WHICH IS RECOMMENDED BY THE MANUFACTURER OF THE FINISHING MATERIALS TO BE USED.
 - 2) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 3) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 4) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 5) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 6) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 7) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 8) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 9) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 10) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 11) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 12) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.
 - 13) STUCCO SHALL BE APPLIED TO A 1/2" G.C. WITH 1/2" CYRUS.

NOTE:
ALL WINDOWS SHALL
BE 2" MINIMUM CLEARANCE
FROM FINISH



Black & White
Elevations
4-1-16

Exhibit C
p. 2062

ORDINANCE NO. 4708

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE DVR6-0002 SAN MARCOS DRIVE CUSTOM HOME LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from Agricultural District (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant and kept on file in the City of Chandler Planning Division, in File No. DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, modified by such conditions included at the time the Exhibits were approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4708 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GAB

PUBLISHED:

Legal Description

"Exhibit A"

Ordinance No. 4708
DVR 16-0002

A portion of the Northwest quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Western most corner of Lot 43, of THE SUBDIVISION OF SAN MARCOS FAIRWAYS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 20 of Maps, page 33, said point also being on the Northerly line of that private roadway known as San Marcos Drive;

Thence South 28 degrees 57 minutes 50 seconds West 15 feet to a point on the center line of said San Marcos Drive, said point also being on the Westerly line of the said subdivision of SAN MARCOS FAIRWAYS;

Thence West 150.00 feet;

Thence North 150.00 feet;

Thence South 71 degrees 44 minutes 38 seconds East 225.25 feet to the West line of said Lot 43;

Thence South 40 degrees 30 minutes 00 seconds West, along the said Westerly line, a distance of 87.21 feet to the TRUE POINT OF BEGINNING.